

ERNEST R. SESSOM and DORIS C. SESSOM, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BICYCLE JONES & CO., AN OREGON CORPORATION,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT #3809-032AA-10900 KEY #414224

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 808 Klamath Avenue, Klamath Falls, OR 97601

Dated this 26th day of February, 2001.

⑧ Ernest R. Sessom
ERNEST R. SESSOM

⑧ Doris C. Sessom
DORIS C. SESSOM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 26, 2001 by
ERNEST R. SESSOM & DORIS C. SESSOM.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2003

ESCROW NO. MT53263-KR

Return to:
BICYCLE JONES & CO., AN OREGON CORPORATION
808 Klamath Avenue
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point North 38 degrees 56' East 112 feet distance from the Northeasterly corner of Block 78 of KLAMATH ADDITION to the City of Klamath Falls; thence North 38 degrees 56' East 52 feet; thence South 51 degrees 4' East 100 feet; thence South 38 degrees 56' West 52 feet; thence North 51 degrees 4' West 100 feet to the place of beginning; corresponding to what is known as Lot 4, of Block 79 of KLAMATH ADDITION to the City of Klamath Falls, Oregon.

State of Oregon, County of Klamath

Recorded 03/01/01, at 9:31 a. m.

In Vol. M01 Page 8327

Linda Smith,

County Clerk Fee\$ 26⁰⁰